PRESENTATION FIRST HALF OF 2014





DISCLAIMER



The financial data as well as the other information presented herein constitute selected information.

The information in this presentation does not constitute an offer or invitation and may not be construed as a recommendation by us to purchase, hold or sell shares of Mobimo Holding AG. This information or any copy thereof may not be sent or taken to or distributed in any jurisdiction in which such transmission or distribution is unlawful. This document may contain certain 'forward-looking' statements. By their nature, forward-looking statements involve risk and uncertainty because they relate to future events and circumstances. Actual outcomes and results may differ materially from any outcomes or results expressed or implied by such forward-looking statements.

HIGHLIGHTS



- Considerable increase in rental income
- Growth of investment portfolio by 22%
- Opening of two new investment properties: Lausanne, Pépinières and Affoltern am Albis, Obstgartenstrasse
- Acquisition of Friesenberg building
- Sale of residential properties Horgen, Wiesental; Zurich, City West A and B;
 Adliswil, Wilacker fully completed

AGENDA



- Notes on key financial figures
- Business performance HY 2014/ Outlook

Manuel Itten, CFO

Christoph Caviezel, CEO

SUMMARY OF KEY FINANCIAL FIGURES I



in CHF m.	30.06.2014	31.12.2013	30.06.2013
Net rental income	42.4	78.9	39.8
Profit on sale of trading properties and services	-0.3	31.6	5.7
Net income from revaluation	7.2	25.2	23.6
Profit on sale of invest. properties	2.3	7.1	1.9
Tax expense	-3.5	-16.7	-9.9



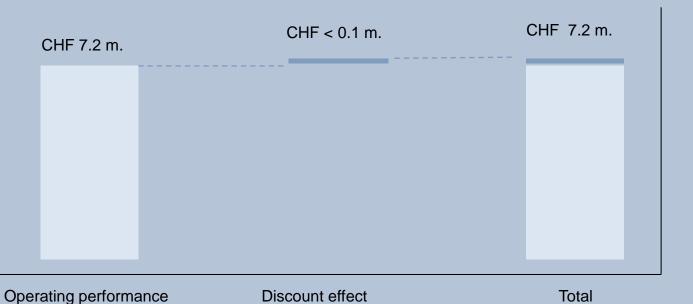
in CHF	30.06.2014	31.12.2013	30.06.2013
EBITDA	39.6 m.	120.9 m.	60.2 m.
EBIT	38.8 m.	119.4 m.	59.4 m.
Profit	20.1 m.	81.6 m.	41.4 m.
Return on equity	3.3%	7.1%	7.1%

Investment properties

under construction/ successful lettings

BREAK DOWN OF NET INCOME FROM REVALUATION





(market-related adjustments)

Presentation Half-Year 2014

FINANCING



	Target	30.06.2014	31.12.2013	30.06.2013
Equity ratio	> 40 %	44%	46%	46%
Interest coverage factor	> 2,0	2.2	3.6	2.9
Net gearing	< 150 %	99%	84%	88%
Average interest rate ¹⁾		2.6%	2.7 %	2.8%
Average residual maturity		8.1 years	7.7 years	8.2 years

¹⁾ An interest rate of 2.42% applied as at 30.06.2014

KEY FINANCIAL FIGURES

KEY FIGURES OF PROPERTY PORTFOLIO



	30.06.2014	31.12.2013	30.06.2013
Gross yield on investment properties	5.6%	5.7%	5.7%
Net yield on investment properties	4.5%	4.6%	4.7%
Investment property vacancy rate	5.8% ¹⁾	3.9%	4.3%

AGENDA



Notes on key financial figures

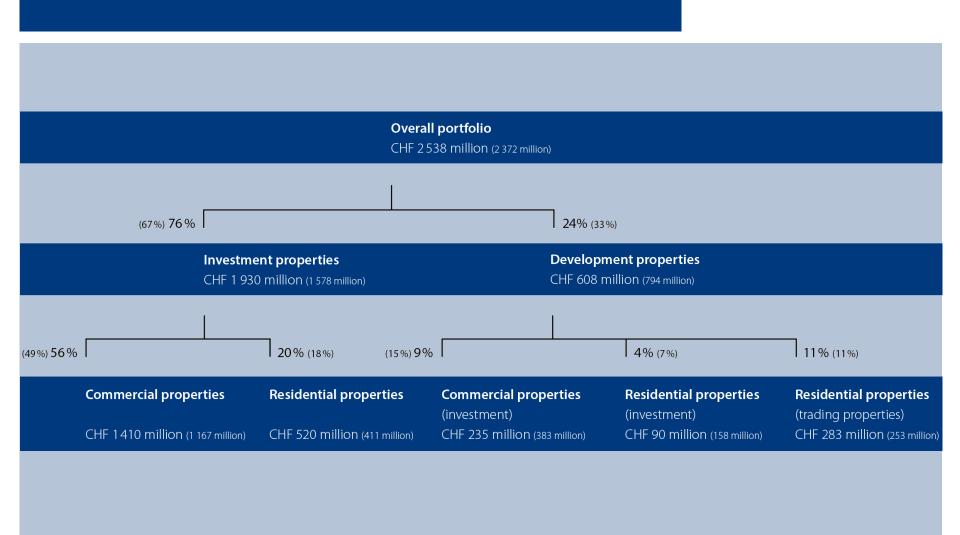
Manuel Itten, CFO

Business performance HY 2014/ Outlook

Christoph Caviezel, CEO

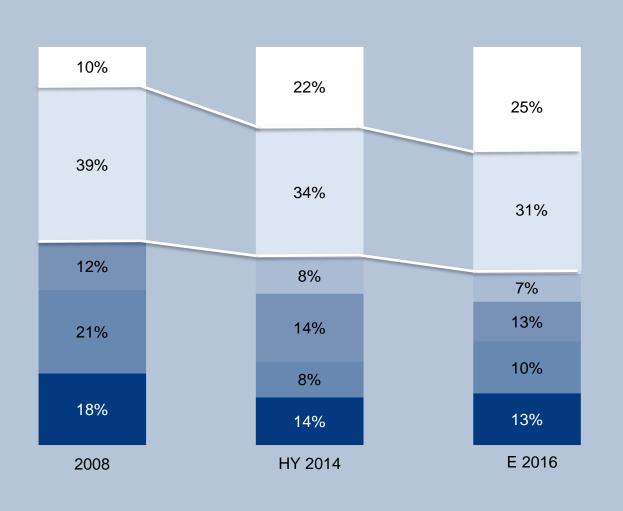
OVERALL PORTFOLIO





DEVELOPMENT OF RENTAL INCOME BY TYPE OF USE





- Residential
- Office
- Hotel/ catering
- Retail
- Commercial
- Other use

PURCHASES IN FIRST HALF OF 2014



Zurich, Treichler-/ Dolderstrasse



- 2,878 m² rentable area
- 4 rental residential units
 Office units, storage rooms
 52 parking spaces
- Market value CHF 15.2 m.
- 100% let

Zurich, Friesenbergstrasse/Im Tiergarten



- 21,079 m² rentable area
- Office building
 Cafeteria/ staff restaurant
 403 parking spaces
- Market value CHF 91.7 m.
- 100% let

BUILDINGS COMPLETED IN FIRST HALF OF 2014



Affoltern a. Albis, Obstgarten



- 10'625 m² rentable area
- Retirement home/ 48 apartments
- 100% let
- Start June 2012
- Completion June 2014
- CHF 58.7 m. investment
- CHF 3.4 m. rental income p.a.

Lausanne, Pépinières



- 7'618 m² rentable area
- Commercial
- 100% let
- Start April 2012
- Completion May 2014
- CHF 39.3 m. investment
- CHF 2.2 m. rental income p.a.

BUILDINGS COMPLETED IN SECOND HALF OF 2014



Zurich, Badenerstrasse



- 5,160 m² gross living area
- 61condos, 10 storage rooms
- 44/61 condos sold¹)
- CHF 46 m. investment

Zurich, im Brächli



- 2,150 m² gross living area
- 17 condos, 3 rec rooms
- 15/17 condos sold¹⁾
- CHF 21 m. investment

BUILDINGS STARTED IN FIRST HALF OF 2014



Zurich, Letzigraben



- 6,860 m² rentable area
- 72 rental residential units
- Marketing launch Q1 2015
- Completion Q1 2016
- CHF 46 m. investment
- CHF 2.5 m. rental income p.a.

Lucerne, Büttenenhalde



- 3,032 m² gross living area
- 24 condos & 3 studios
- 7 purchase commitment
- Completion Q1 2016
- CHF 27 m. investment

PLANNED BUILDING STARTS IN SECOND HALF 2014



Aarau, Torfeld 4



- 10,823 m² gross living area
- 92 condos
- Completion Q4 2016
- CHF 74 m. investment

Zurich, Hohlstrasse/ Albulastrasse



- Investment prop.: 15'344 m² rentable area
 Condos: 6,092 m² gross living area
- Residential, office, commercial
- Completion Q1 2017
- CHF 164 m. investment

BUSINESS PERFORMANCE

INVESTMENTS FOR THIRD PARTIES



Dübendorf, Sonnentalstrasse 10



- 240 rental residential units
- 600m² commercial/ retail
- Development: 2014 2016
- Investor: Mobiliar

Langenthal, Headquarter 3M



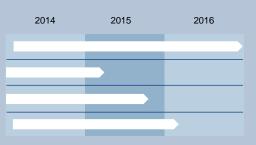
- Office building
- 350 workplaces
- Development: 2014 2015
- Tenant: 3M

BUSINESS PERFORMANCE PIPELINE

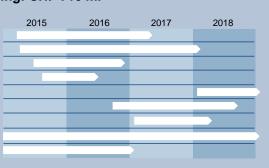


Development and construction of investment properties for own portfolio

Under construction: CHF 210 m.

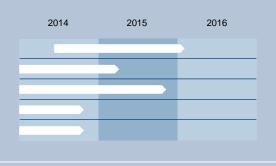


In planning: CHF 710 m.

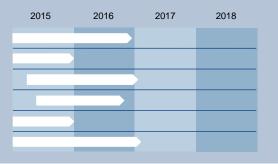


Development, construction and sale of condominiums

Under construction: CHF 150 m.



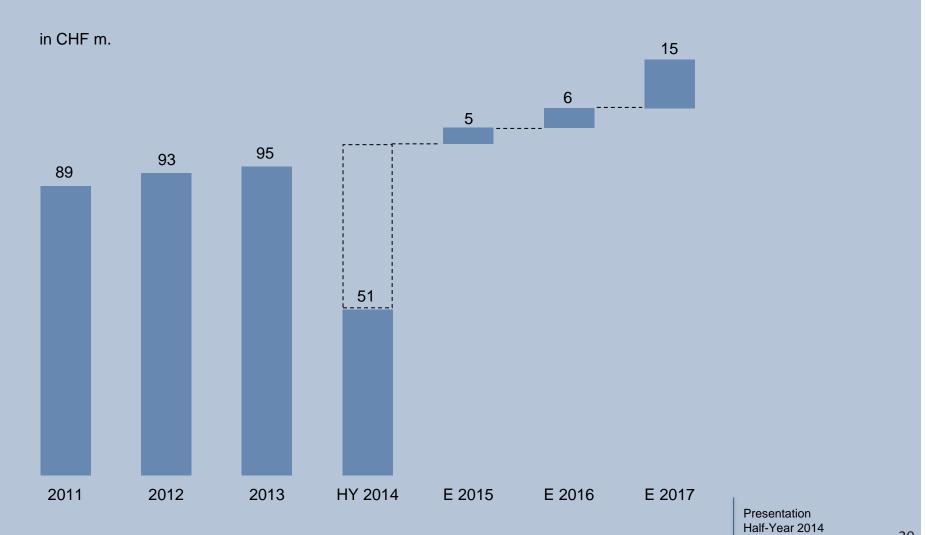
In planning: CHF 260 m.



BUSINESS PERFORMANCE

DEVELOPMENT OF NET RENTAL INCOME





OUTLOOK



- Completion of several building projects supports continuous growth of rental income
- Significant profit contribution in second half of 2014 from trading properties and development for third parties
- Focusing on quality and centrally located sites show positive effect
- Continuous pursuit of attractive dividend distribution

MOBIMO: FIT FOR THE FUTURE



Stable income
 High-value portfolio of very well-located properties.

Well-diversified. Low vacancy rate.

Growth and rising income Attractive investment pipeline at top locations

Security High equity ratio and long-term financing

Expertise A capable and committed Mobimo team

Yield Share with an attractive yield



INVESTMENT PROPERTIES UNDER CONSTRUCTION (CHF 210 M.)



	2014	2015	2016
Horgen, Seestrasse 93		Commercial	
Lausanne, Rue Voltaire (Petit Mont-Riond)	98 apartments		
Regensdorf, Schulstrasse	96 apartme	ents	
Zurich, Letzigraben	72	apartments	

dates: start to end of construction



CONDO PROPERTIES UNDER CONSTRUCTION (CHF 150 MIO.)



	2014	2015	2016
Lucerne, Büttenenhalde	24	condominiums, 3 studios	
Meilen, Feldgüetliweg (Schilt)	14 condominiums		
Regensdorf, im Pfand 2	45 condo		
Zurich, Badenerstrasse	61 condominiums		
Zurich, im Brächli (Collina)	17 condominiums		

dates: start to end of construction



INVESTMENT PROPERTIES IN PLANNING (CHF 710 MIO.)



dates: start to end of construction

Presentation Half-Year 2014

	2015	2016	2017	2018
Aarau, Torfeld Baufeld 2*	Apartme	ents, office, commercial		
Kriens, Mattenhof*		Business City		
Kriens, Schwermaterialhalle*	82	2 apartments		
Lausanne, R. Côtes-de-Montbenon *1) (Les Garages)*1)	Com	nmercial		
Lausanne, Place de l'Europe 8*1)				Commercial
Lausanne, Rue de Genève 19/21 *1) (Jumeaux)			Retail, office, stora	age
Lausanne, Rue de la Vigie 3 *1) (Flon Ville)			Retail, commercia	al
Lausanne, Avenue d'Ouchy 4-6 *	Urban development			
Zurich, Hohlstrasse; Albulastrasse*	Apartments, of	fice, commercial		

* Building land with interim use and rental income

1) Development from portfolio

26

CONDO PROPERTIES IN PLANNING (CHF 260 MIO.)



	2015	2016	2017	2018
Aarau, Torfeld Baufeld 4	92 condo	miniums		
Herrliberg, Rigiweg	Sale of lot			
Merlischachen, Burgmatt	Ī	Residential		
Uetikon, Tramstrasse	16 co	ndominiums		
Weggis, Hertensteinstrasse	Sale of lot			
Zurich, Hohlstrasse; Albulastrasse	Resi	dential		

dates: start to end of construction



CONTACT DETAILS



Christoph Caviezel, CEO
Tel. +41 (0)44 397 11 56
christoph.caviezel@mobimo.ch

Manuel Itten, CFO
Tel. +41 (0)44 397 11 44
manuel.itten@mobimo.ch

ir@mobimo.ch